

DATE: June 19, 2000

TO: Those Involved in the Design, Construction, & Operation of our Facilities

FROM: Fulton (Tony) Gale III, AIA
Director of Architecture, Engineering, & Space Planning

SUBJECT: Facility Standards for Design, Construction, and Operations Version 1.2000

Not since the fire of 1889 has our community experienced a building boom that rivals the amount of new and renovation construction work in Seattle. The City alone is about to break ground on nearly a billion dollars worth of building projects. Within the City, our department currently is responsible for an existing building stock of 110 facilities and is managing the design, construction and operation of many new and renovation projects. These projects include the renovation of Key Tower, Arctic Building and Park 90/5; the new SW Police Precinct; the new Mounted Patrol Unit complex at West Crest Park and various proposed projects on our properties at Charles Street and Sunny Jim.

In anticipation of this high level of building activity, the Facilities Service Division in collaboration with the Contracts Division within ESD has developed this **standard for design, construction and operations**. It also includes direct input from key individuals in DCLU, the Green Building Team (9 City departments represented), and the Law Department. While not a citywide regulatory standard, this **version 1.2000** document is meant to be a **cohesive guide** for our project managers, property managers, crew chiefs, janitors, and Architectural and Engineering consultants on all ESD facilities. The document links current city policies and preferred materials/equipment, means and methods of design, construction and operation with suggested protocols. **This is not a technical building specification** but rather a **performance outline** for all of those involved in the building design, construction and operations of our facilities.

Each page of the document contains a “control date”. From time to time various sections of this document will be updated due to changes in building technology, codes etc. Should changes occur within a specific section, the entire section will be reissued with a new “control date” on each page. A tabulation of the most recent “control dates” is included. In addition, over the next few months an interactive electronic version of this document will be developed.

If you have any questions or suggestions concerning the document please e-mail Emily Burns within the Architecture, Engineering and Space Planning Section of the Facilities Division.

ACKNOWLEDGE MENTS:

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Joe Garcia, Director: ESD Operations and Maintenance

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Pat Morosic, Manager: ESD Property Management

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(Emily was the project manager for the FSDCS project)

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